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Attorneys for Brian Frazier and B. Frazier Management, Inc.

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE NORTHERN DISTRICT OF TEXAS  
FORT WORTH DIVISION**

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IN RE:	§	
ANSON FINANCIAL, INC.	§	Case No. 21-41517-elm11
Debtor.	§	
	§	
B. FRAZIER ASSET MANAGEMENT, INC.	§	
F/K/A FRAZIER ASSET MANAGEMENT, INC., AND BRIAN H. FRAZIER INDIVIDUALLY	§	Adv. No. 21-04071
Plaintiffs,	§	Removed From: Cause No. 342-288776-16; 342nd Judicial District Court Tarrant County, Texas
v.	§	
ANSON FINANCIAL, INC.	§	Docket Call: April 4, 2022 Time: 1:30 P.M.
Defendant.	§	

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**PLAINTIFFS' EXHIBIT LIST**

To: Anson Financial, Inc., through their counsel, Kathryn Magan at Magan Law, PLLC, 62 Main St., Ste. 310, Colleyville, Texas 76034 and Jeff Carruth at Weycer, Kaplan, Pulaski & Zuber, P.C., 3030 Matlock Rd., Suite 201, Arlington, Texas 76105

B. Frazier Asset Management, Inc. and Brian Frazier (jointly referred to as "FAM") hereby designates the following possible Exhibits for use at trial and files this Plaintiff's Exhibit List pursuant to the Scheduling Order.

<b>EXHIBIT</b>	<b>DESCRIPTION OF EXHIBIT</b>	<b>OFFERED</b>	<b>OBJECTION</b>	<b>ADMITTED</b>
1.	JV Agreement with Amendments			
2.	JMF's letter dated 9.9.14			
3.	Brian Frazier's letter dated 9.18.14			
4.	Kathy Bond's letter dated 1.12.15			
5.	Emails between Kathy Bond and JMF January 2015			
6.	Kathy Bond's letter dated 2.26.15			
7.	Kathy Bond and JMF Emails 3.25.15 – 3.27.15			
8.	Kathy Bond and JMF Emails 3.29.15 – 3.31.15			
9.	Certified letter from Kathy Bond to JMF 3.31.15			
10.	Email between Kathy Bond and Jay Lesok 4.2.15 - 4.3.15			
11.	Emails between Kathy Bond and JMF 4.3.15 - 4.6.15			
12.	Email between Kathy Bond and JMF 4.6.15 and earlier			
13.	Letter from JMF with \$89,000.00 check			
14.	Emails between Kelly Gongloff and JMF 9.30.16 – 10.11.16			
15.	Kelly Gongloff's demand letter 10.4.16			
16.	Last Emails between Kelly Gongloff and JMF 10.11.16			
17.	2014 P&Ls and Balance Sheets, printed on 3.29.15			
18.	2017 Year End doc, produced to us 1.3.19			
19.	Balance Sheet 1998 – 2018 received on 5.2.19			

20.	Profit and Loss 1998 – 2018 received on 5.2.19			
21.	P&L and Balance Sheets from 2014-1 <sup>st</sup> qtr. 2017 from Dropbox link received on 12.19.18			
22.	2016 Balance Sheet			
23.	2015 Year End Balance Sheet, printed 9.30.16			
24.	2014 – 2015 Profit and Loss, printed 9.30.16			
25.	Cashmire Notice April 7, 2011			
26.	Cashmire Notice July 5, 2011			
27.	Cashmire Notice May 29, 2014			
28.	Cashmire Notice May 30, 2014			
29.	Emails With JMF re: HOA and Road Issues 2.16.18			
30.	Diamond Ridge (DR) Articles of Incorporation 8.25.00			
31.	Letter from CM to JMF re: Road Issues 2.16.18			
32.	Facebook pages re: HOA complaints			
33	Old closings, disclosures, road notice examples			
34.	Diamond Ridge (DR) Reservations & Restrictions			
35.	Example of Notesmith files			
36.	Example of Sales Contract			
37.	Pages from P&L and B/S 2014 – 1 <sup>st</sup> Quarter 2017			
38.	2015 Year End P&L and B/S			
39.	Pages of Statements from J. Michael Ferguson, P.C.			

40.	Deed in Lieu of Foreclosure to Alvord 287			
41.	Order Appointing Auditor 10.23.18			
42.	Order Appointing Alternate Auditor 1.18.19			
43.	Alvord JV Assumed Name Certificate 9.17.14			
44.	Anson letter re: septic repair 2.6.15			
45.	Pages of Statements from Anson Financial, Inc.			
46.	Letter from CM to JMF re: IRS Lien Release 2.7.19			
47.	Anson Check dated 11.22.16			
48.	Redemption offer from Anson Financial, Inc. 4.24.19			
49.	Monthly Report October 2014-December 2017			
50.	Milburn Ray Final Report			
51.	Example Deed of Trust			
52.	Chase Bank Monthly Balance			
53.	Milburn Ray Sign Engagement Letter, Ferguson			
54.	Milburn Ray Sign Engagement Letter, Frazier			
55.	Ferguson Letter to Milburn Ray 9.16.19			
56.	Milburn Ray Notice of Termination 10.7.19			
57.	FAM, Inc. Letter of Reinstatement 9.21.1995			
58.	FAM, Inc. Forfeiture 2.19.1997			
59.	FAM, Inc. Forfeiture 8.22.2003			

60.	FAM, Inc. Application for Reinstatement 9.8.2003			
61.	FAM, Inc. Forfeiture 7.8.2005			
62.	FAM, Inc. Application for Reinstatement 12.16.2011			
63.	FAM, Inc. Certificate of Formation 11.14.2016			
64.	FAM, Inc. TX SOS Filing History			
65.	FAM, Inc. TX SOS Management			
66.	FAM, Inc. TX SOS Registered Agent			
67.	B. Frazier Management, Inc. TX SOS Filing History			
68.	Certified Copy of Judgment dated 10.9.18			
69.	Certified Copy of Order for \$700K Sanctions 6.24.19			
70.	Certified Copy of Order for \$98K Sanctions 9.11.19			
71.	Certified Copy of Order on Motion to Compel Transfer of Assets 5.26.20			
72.	Certified Copy of Order as to Sanctions and Contempt 11.19.20			
73.	JMF Affidavit from Motion to Dismiss Appointment for Receiver 12.30.16			
74.	Balance Sheet by month, May – December 2018			
75.	Profit and Loss by month 2018			
76.	Balance Sheet by month 2019			
77.	Profit and Loss by month 2019			
78.	Balance Sheet by month 2020			
79.	Profit and Loss by month 2020			

80.	Balance Sheet by month 2021			
81.	Profit and Loss by month 2021			
82.	June 2016 Chase Bank Statement for Account ending in 9350			
83.	August 2016 Chase Bank Statement for Account ending in 9350			
84.	August 2018 Chase Bank Statement for Account ending in 9350			
85.	September 2018 Chase Bank Statement for Account ending in 9350			
86.	October 2018 Chase Bank Statement for Account ending in 9350			
87.	JMF Deposition Excerpt Account ending in 9350			
88.	HOA Forfeiture			
89.	Plat of Diamond Ridge			
90.	JV Warranty Deed			
91.	Email Re: Auditor from 11.13.18			
92.	Email Re: Real Estate Calculations 7.1.19			
93.	Email Re: Lot 19 HUD Statement 7.16.19			
94.	Example of another Sales Contract			
95.	Closing document			
96.	Contract showing terms			
97.	Private Road Notice			
98.	Law Firm of Caleb Moore, PLLC Contract, CV and Billing Summaries			
99.	Oct. 26, 2021 - The Alvord 287 Joint Venture Records			

100.	Oct. 26, 2021 - Anson Financial, Inc. Records			
101.	Composite of Anson's MORs			

Plaintiffs reserve the right to amend or supplement this exhibit list.

If necessary, Plaintiff will rely on Rule 807 of the Federal Rules of Evidence to admit into evidence any one or more of the listed Exhibits and/or any other exhibits offered into evidence by the United States at trial.

Plaintiffs further reserve the right to introduce any other documents into evidence as rebuttal/impeachment exhibits, whether listed herein or not.

Dated: March 21, 2022

Respectfully submitted,

/s/ Lyndel Anne Vargas  
 Lyndel Anne Vargas  
 State Bar No. 24058913  
 CAVAZOS HENDRICKS POIROT, P.C.  
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 Dallas, TX 75202  
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Attorneys for Brian Frazier and B. Frazier Management, Inc.

### CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing document was served this 21<sup>st</sup> day of March, 2022 by electronic transmission through the Court's automated Case Management and Electronic Docketing System for the U. S. Bankruptcy Court for the Northern District of Texas on all parties-in-interest submitting to service of papers in this case by said means.

/s/ Lyndel Anne Vargas  
 Lyndel Anne Vargas